

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	95.53 %	92.37 %	11	92.63 %	71	74	
% of Funds Disbursed	81.86 %	86.15 %	59	86.67 %	25	23	
Leveraging Ratio for Rental Activities	5.91	5.74	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	78.86 %	86.19 %	69	88.14 %	10	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	36.76 %	74.83 %	82	76.19 %	6	4	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.90 %	82.01 %	41	81.48 %	50	55	
% of 0-30% AMI Renters to All Renters***	37.18 %	41.14 %	52	45.62 %	33	33	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.72 %	96.55 %	41	96.17 %	43	45	
Overall Ranking:			In State:	64 / 93	Nationally:	27 21	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$77,167	\$38,718		\$28,750	78 Units	38.20 %	
Homebuyer Unit	\$38,723	\$22,136		\$15,714	126 Units	61.80 %	
Homeowner-Rehab Unit	\$0	\$27,679		\$21,140	0 Units	0.00 %	
TBRA Unit	\$0	\$2,683		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,159	\$126,242	\$0
State:*	\$144,444	\$118,074	\$29,157
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	31.2	35.7	0.0	0.0	Single/Non-Elderly:	11.7	13.5	0.0	0.0
Black/African American:	15.6	10.3	0.0	0.0	Elderly:	9.1	3.2	0.0	0.0
Asian:	0.0	1.6	0.0	0.0	Related/Single Parent:	48.1	28.6	0.0	0.0
American Indian/Alaska Native:	1.3	0.8	0.0	0.0	Related/Two Parent:	24.7	53.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	2.4	0.0	0.0	Other:	6.5	1.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.8	0.0	0.0					
Black/African American and White:	0.0	0.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	3.9	0.8	0.0	0.0					
ETHNICITY:									
Hispanic	48.1	46.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	20.8	12.7	0.0	0.0	Section 8:	0.0	8.7 [#]		
2 Persons:	19.5	13.5	0.0	0.0	HOME TBRA:	10.4			
3 Persons:	18.2	19.0	0.0	0.0	Other:	23.4			
4 Persons:	20.8	32.5	0.0	0.0	No Assistance:	66.2			
5 Persons:	10.4	15.1	0.0	0.0					
6 Persons:	7.8	5.6	0.0	0.0					
7 Persons:	2.6	0.8	0.0	0.0					
8 or more Persons:	0.0	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				6

* The State average includes all local and the State PJs within that state

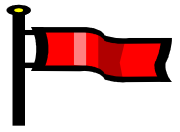
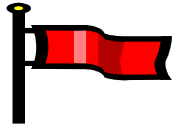
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 27
 (Percentile)
 State Rank: 64 / 93 PJs Overall Rank: 21
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	78.86	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	36.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	98.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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